

**RULES AND REGULATIONS**  
**of**  
**CASWELL COVE MARINA ASSOCIATION**  
(September 2009)

All marina unit owners, their tenants, slip renters, guests and visitors are required to adhere to the Rules and Regulations of Caswell Cove Marina at all times. Violations of the rules are punishable by fines against the unit owner or other means at the discretion of the Marina Board. Violators may be requested to vacate the marina premises. All individuals using the marina shall follow the Marina Manager's instructions issued in his role as agent of the Marina Board. The Marina Manager may be contacted at 203-876-9880 or at 203-496-2667.

**General Rules:**

1. **Seasonal Dates:** The marina is open from April 15 to October 31 of each year. The clubhouse is closed and water to the docks is turned off from November 1 to April 14. All vessels are requested to vacate their slips and the designated dinghy areas by October 31. Unit owners and/or renters who wish to leave their vessels in the water over the winter months are requested to notify the Marina Manager prior to the end of the season. Renters must complete a winter rental form and provide evidence of adequate insurance to the marina to remain in the water during the winter months.
2. **Vessel Requirements:** Commercial vessels or vessels for hire are not permitted in the Marina. All vessels using the marina must register with the Marina Manager. All vessels must be maintained in seaworthy condition at all times. The Marina Manager or members of the Marina Board may, with reasonable notice, inspect any vessel and make a determination of seaworthiness. Vessels that are deemed to be un-seaworthy will be requested to be removed from the marina.
3. **Required Documents:** All vessels are required by State law to display a current State of Connecticut registration sticker. All vessel owners are required to submit a copy of a current certificate of insurance and copy of registration to the marina. Any vessel occupying any slip must have a valid certificate of insurance on file in the marina office. Any vessel occupying a slip in the winter period (November 1 to April 14) must have a valid insurance certificate on file denoting Caswell Cove Marina as additionally insured. All certificates of insurance must provide Caswell Cove Marina 60 days prior notice of intent to cancel the policy.
4. **Contractor's Insurance:** All contractors, subcontractors and other persons performing services on vessels within the Marina must be accompanied by the vessel owner at all times. All contractors are required to submit a copy of their certificate of insurance to Caswell Cove Marina and Caswell Cove Marina shall be named as additionally insured.
5. **Accident Reporting:** All accidents/incidents occurring on Marina premises, regardless of whether or not they result in injury or property damage, must be reported to the Marina. Any spills of oil or fuel into the waters of the Marina must immediately be reported to the State of Connecticut DEP. Forms for reporting accidents are available from the Marina Manager. Emergency contact numbers are posted on the exterior of the clubhouse.
6. **Life Jackets:** Children under the age of 10 are requested to wear life preservers at all times when on the docks.
7. **Pets:** Pets must be on a leash at all times when on Marina property. Pets are to be accompanied by their owners at all times. Owners must clean up after their pets. Pets are not allowed in the Marina Clubhouse.
8. **Running and Playing:** No running, riding of wheeled toys or horseplay on the docks, finger piers, and ramps or in or around the Marina Clubhouse.
9. **Noise:** Excessive noise, shouting, loud or foul language, disrespectful behavior, and loud music are to be kept to a minimum at all times. Be courteous to your slip neighbors as well as our condominium neighbors and keep noise levels and conversations to a minimum when using walkways and docks.
10. **Parking:** Parking for marina users is restricted to the marina parking lot located along the north side of the marina. Parking on grounds of Caswell Cove Condominiums is prohibited at all times. Use of the marina parking lot is restricted to marina unit owners, slip renters, and boating guests. Violators will be towed at owner's expense.

11. Access Keys: Access to the marina and clubhouse is via electronic key “FOB” and is designed to limit access to the marina to authorized users only. All key FOBs are issued by the marina manager. **Unit Owners are not to give their personal key FOBs to renters. Renters will be issued key FOBs by the marina manager.**
12. Live-aboards: Persons are not permitted to permanently live aboard their vessel full time in the marina.
13. Swimming: Swimming, diving or bathing in Caswell Cove is not permitted from any of the docks or finger piers. **Beware of the danger of electrocution from dock power systems.**
14. Unit Sale and Renting: Sales of units must be accompanied by a resale certificate. Resale certificates are issued by requesting a certificate from the Marina Manager. Unit owners may rent their units for periods of no less than 30 days. Unit Owners must notify the Marina Manager when renting out a unit.
15. Damage to Marina Property: Unit owners and slip renters will be held responsible for the costs of repairs for any damage to any portion of their unit or any other marina property caused by them, their vessel, their tenants, visitors, guests or as a result of any unauthorized attachments, modifications or improvements made by them to any portion of marina property.
16. Damage to Other Vessels: All vessel owners are responsible for damage done by them or their vessel to other vessels in the marina.

#### **Dock Rules:**

1. Speed: Vessel operators are requested to maintain safe vessel speed in Caswell Cove at all times. This applies to all boats, PWCs, dinghies, etc. Vessel speed should be limited to 6 MPH and no-wake speeds within the cove and the entrance channel.
2. Docking: Boat slips are restricted to the mooring of one (1) primary vessel and its tender within the confines of the slip. A vessel and/or its tender may not be tied in the slip so that any portion extends beyond the end of the slip more than 5% of the boat length (ie 1.5 feet for a 30' slip) or into an adjacent slip. Vessel owners are solely responsible for properly securing their vessels in a slip. Damage to docks, finger piers, power pedestals, bubbler hoses or other marina equipment or to adjacent vessels caused by an improperly secured vessel is the responsibility of the vessel owner. Oil, fuel or chemical spills and the resultant damage caused to the environment or to marina property shall be the responsibility of the vessel owner. Caswell Cove Marina reserves the right to request the removal of any vessel that endangers marina facilities or adjacent vessels, is in danger of sinking, is a fire hazard, or that is found to be leaking oil, fuel or chemicals into the water. Any costs incurred by Caswell Cove Marina as a result of damages to the marina, or due to oil, fuel or chemical spills, or to prevent sinking of a vessel or to salvage any sunken vessel, shall be the responsibility of the vessel owner to pay.

***Please Note: Bubbler hoses are installed throughout the marina and the boat slips. These bubbler hoses rest on the bottom. Vessel owners are requested to exercise care in entering and exiting the slips at low tide to avoid damage to the bubbler hoses.***

3. Pump-Out Facilities: A marine pump-out facility is located on the pump-out dock and is restricted to use by Caswell Cove Marina owners and renters only. Do not leave vessels unattended at the pump-out. Vessels should be removed from the pump-out dock immediately on completion of pumping out.
4. Tenders: Only one (1) tender may be moored in a slip together with one (1) primary vessel at any time. A tender may be considered one (1) dinghy **or** one (1) PWC, provided that the primary vessel and tender do not exceed the confines of the slip. Two (2) dinghies, two (2) PWCs, or any two (2) vessels which are not a primary vessel and tender **are not** permitted in one slip.
5. Storage of Personal Belongings: Docks and finger piers are to be kept clear of personal items at all times. Nothing may be stored, hung or placed on any of the docks or finger piers or hung or displayed on any of the power pedestals or pilings, including dinghies, motors, PWCs, fishing gear, chairs or any other personal belongings. All personal items shall be kept onboard the vessel or in a dock box. Hoses shall be stowed away or neatly hung on hose reels when not in use. Any items left on any of the docks or finger piers shall be discarded. **Dinghies and outboard motors shall not be stored on racks fastened to the sides of the docks.**

6. Hose Racks: Hose racks are permitted, however, all hose racks shall conform to the specifications as set forth by the marina. Any improperly installed hose racks shall be removed and discarded. Please confer with the Marina Manager prior to installing any hose racks.
7. Dock Steps: Dock steps for gaining access to vessels are permitted. All dock steps shall be of fiberglass or plastic (polyethylene) construction. No "home-made" dock steps will be allowed. Dock steps may not exceed ½ the width of the finger pier and may not block access along the finger pier by other persons. All dock steps must be neat and orderly and maintained in good condition at all times. Dock steps not meeting the above requirements shall be removed and discarded.
8. Dock Boxes: Each unit is entitled to one (1) dock box to be mounted along the docks. Dock boxes may not be stored on any of the finger piers. Dock boxes shall be fiberglass (**white**) or stainless steel and specifically designed for marine applications. No "home-made" dock boxes will be allowed. No "Tupperware" type dock boxes will be allowed. Dock boxes are limited to the following dimensions: 3 feet high (max); 6 feet in length (max); ratio of length x height may not exceed 12 SF. Dock boxes may not protrude onto the dock more than 24" nor may they overhang the edge of the dock by more than 4 inches. All dock boxes must be securely anchored to the dock. Locations and installations of dock boxes are to be approved by the Marina Manager.
9. Dock Alterations: Nothing may be fastened to, or displayed on, any of the docks, fingers, power pedestals or pilings. No alterations, modifications or repairs of any type are to be made to docks, finger piers, power pedestals or pilings without the approval of the Marina Board and/or Marina Manager.
10. Dock Wheels and Fenders: Dock wheels and fendering are allowed along the finger piers. Installations must be approved by the Marina Manager. Dock wheels and fendering may not impede access to any utilities, dock through-bolts, dock fasteners, etc. Removal of any dock wheels, fendering or any other item to gain access for maintenance shall be at the costs of the unit owner.
11. Electrical Connections: Each slip is provided with its own power, Do not connect shore power cords to any other power pedestal other than the one assigned to your slip. All electrical connections shall be made utilizing the properly sized marine-grade power cords and adaptors. Power supplies are to be turned off when not supplying power to a vessel or any time power is not being used.
12. Fueling: Vessels (including dinghies or PWCs) may not be fueled at any of the slips at Caswell Cove Marina. Fuel cans may not be stored on any of the docks or finger piers. Do not store fuel cans inside of dock boxes, this creates the danger of a fire or explosion. Fuel cans should be stored on-board the vessel or removed from the marina when not in use.
13. Fires: Open fires, including the use of gas grills, are not permitted on any of the docks, on board boats secured in any of the slips or on any of the main docks or the walkways around the clubhouse.
14. Trash and Waste Disposal: No refuse shall be disposed overboard. All refuse is to be properly disposed of in the trash dumpster in the parking lot. Oil, batteries, etc. are not to be placed in the dumpster and should be removed from the premises and disposed of properly. No sewage or sanitary waste shall be pumped overboard in the marina. Pump-out facilities are provided for removal of sewage at no charge to marina users. No person shall discharge oil, fuel, spirits or chemicals into the waters of Caswell Cove. Trash bins inside the clubhouse are for food and paper waste generated by clubhouse users only.
15. Dinghy or PWC Floats: Unit owners only are allowed to mount floats for dinghies or PWC's within the confines of their slip with prior permission from the Marina Manager.
16. Boat Hoists: Unit owners only are allowed to install any type of hoist or float (boat float or dinghy float) within their slip. Approval of the installation of all floats must be obtained from the Marina Manager. Unit Owners are responsible for any damage caused to docks, other vessels or marina property by any boat float installed within their unit. Costs for removal of a float to gain access for repairs or dredging will be borne by the Unit Owner.

**Dinghy Storage Area Rules:**

1. Dinghy storage areas shall be designated by the Marina Manager and are to be used only for berthing of tenders (dinghy) which may include PWCs or small vessels not exceeding 5' in width

- or 15' in length. No dinghy or PWCs or any personal belongings may be stored on top of any docks.
2. Use of the designated areas for dinghies is free to persons having a vessel moored in a slip at Caswell Cove Marina. The use of the designated dinghy areas is limited to one (1) space on the dock per vessel owner for a dinghy or PWC unless otherwise permitted by the marina manager. The dinghy or PWC may be kept either in the slip with the primary vessel or at the designated dinghy areas.
  3. Use of the designated dinghy areas for a second dinghy, PWC or small vessel, is permissible for a fee of \$200 per season per vessel (Limit of one (1) additional dinghy or PWC per slip user). That is, if a person keeps a dinghy or PWC in a slip with a primary vessel, storage of a second dinghy or PWC is allowed on the designated dinghy areas for a seasonal fee of \$200 per vessel).
  4. **Unit owners only!** Unit owners who rent out their boat slips for the season may keep one (1) dinghy, PWC (or other small vessel meeting the requirement of this section) at the designated dinghy area for the season at no charge.
  5. Individuals storing dinghies or PWCs at the designated areas for dinghies may install floats attached to the designated areas for dinghies for one vessel. Individuals must 1<sup>st</sup> obtain permission for the installation from the Marina Manager. The width of the float may not exceed 5'. Please see the Marina Manager with any questions regarding floats.
  6. All floats, dinghies, PWCs or other vessels must be removed from the designated areas for dinghies at the close of the boating season. Any vessels or personal property left on the designated areas for dinghies will become the property of the marina and will be confiscated and disposed of, unless other arrangements are approved by the Marina Manager. Permission may be granted to leave floats or float mounts attached to the designated areas for dinghies over the winter months, subject to approval of the Marina Manager, but there are no guarantees that floats will be allowed over the winter months.
  7. Floats for dinghies or PWCs that are not in use for a period of more than 60 days, or those in poor condition or not properly maintained, will be removed and disposed of.
  8. Unit owners/renters desiring to use space for the season at the designated areas for dinghies shall notify the Marina Manager by the beginning of each season. In the event that space is not sufficient, allocation of spaces shall be determined by lottery.

#### **Clubhouse Use Rules:**

1. The clubhouse is available for use by marina unit owners, slip renters, and boating guests (when accompanied by a unit owner or renter), and for use by the Marina Board as may be necessary for conducting the affairs and business of the Association, or, on a limited basis, for any use as may be permitted by a vote of the members of the Marina Board.
2. The clubhouse **may not** be utilized for any private use, including private parties, business meetings, social events, and the like, except those as may be occasionally sponsored by the Association for the benefit of all members.
3. No person, unit owner, or slip renter may conduct any activities in the clubhouse, at any time, which infringes upon or restricts the rights of use and enjoyment of the clubhouse or any other marina facilities by any other unit owners or renters or their guests. Noisy parties, drunkenness, or rowdiness are prohibited. Radios and other sound devices are not to be played loudly or so that they disturb persons in other units. All noise is to be kept to a minimum between the hours of 9PM and 9AM.
4. In order to preserve the rights of all marina members to have a reasonable right to utilize and enjoy the clubhouse, individual groups of no more than 6 individuals per marina unit, inclusive of unit owner, slip renter and their guests, are permitted use of the clubhouse at any one time.
5. No pre-planned gathering of unit owners, renters, and guests in excess of 25 persons are permitted without prior consent of the Marina Manager. Impromptu gatherings of unit owners, renters and limited numbers of guests, such as a gathering in the clubhouse after a boating weekend, are not prohibited.
6. All persons utilizing the clubhouse are required to clean up after each use. Remove all alcoholic beverages, food items and trash and dispose of these in the dumpster in the parking lot. Do not leave alcoholic beverages, food, condiments or any personal items in the refrigerator.
7. **Do not store bait in the refrigerator or any of the freezers.**

8. No children under the age of 14 are permitted in the marina clubhouse without parental supervision. Parents are responsible for the actions of their children in the clubhouse as well as on the docks or anywhere on Marina property.

### **Seaworthy Vessels**

All vessels occupying Units within Caswell Cove Marina must be safe, seaworthy and maintained in good appearance and must comply with all licensing and registration requirements established by the State of Connecticut and the United States of America. Upon reasonable notice to the vessel owner, an agent of the Association may periodically inspect any vessel occupying a Unit for seaworthiness and appearance and compliance with the laws of the State of Connecticut and the United States of America. All boat lifts, floats or other devices used to store the vessel on or partially raise the vessel out of the water for storage must also comply with all parts of this regulation.

An agent of the Association shall make vessel inspections upon no less than 24 hours notice to the vessel owner. Upon completion of the inspection, the vessel owner shall be provided a list of corrections required to bring the vessel into compliance with this rule and shall be provided no less than 48 hours to correct the violations noted in the report or to remove the vessel from the marina until such time as the vessel is rendered seaworthy.

As defined under this regulation, the term “Seaworthiness” shall be defined as follows:

- Vessels must be able to navigate and leave and enter the marina under their own power within 24 hours notice.
- If so equipped, all mechanical propulsion systems must be in good operating order.
- All fuel tanks, fuel lines and related equipment must be in good condition, free of corrosion and leaks to minimize potential fire hazards and so that oil or fuel is not discharged overboard to the waters of Caswell Cove.
- Engines, transmissions and other mechanical equipment must be reasonably free of oil and fuel leaks and so that oil or fuel is not discharged overboard to the waters of Caswell Cove.
- All electric systems must be in good and properly maintained condition, all interior wiring and electric systems must meet all applicable standards for the type and size of vessel.
- All thru hulls, seacocks, stuffing boxes, etc. must be in good operable condition.
- All bilge pumps must be in operating condition.
- Any vessel that is sunk or that is taking on significant quantities of water shall be considered unseaworthy.

As defined under this regulation, the term “Good Appearance” shall be defined as follows:

- Exterior of vessels shall be maintained in reasonably clean, neat, and maintained appearance.
- No trash, engine parts, debris, etc., may be stored on any exterior decks or visible to other persons.
- Tarps, covers, etc. must be maintained in good condition.

The Executive Board of Caswell Cove Marina Association, and/or its duly authorized agent, shall have the right to levy fines for violations of this and all Rules and Regulations of Caswell Cove Marina. The fine for each violation of the rules shall not exceed \$50.00. For each day that a violation continues uncorrected after notice to the vessel owner, it shall be considered a separate violation. Any fine so levied is to be considered as a common expense to be levied against the Unit Owner whose slip the vessel occupies and collection may be enforced by the Executive Board in the same manner as it is entitled to enforce the collection of common charges. The Unit Owner shall be liable for all expense of collection including attorney’s fees. Unit Owners are responsible for all vessels occupying their unit(s), regardless of the owner of the vessel.